

SECTION XXVII. MH DISTRICT, Manufactured Home District

27.01 Definitions

- A. **Manufactured Home** - A building unit or assembly of closed construction that is fabricated in an off-site facility and constructed in conformance with the federal construction and safety standards established by the secretary of housing and urban development pursuant to the "Manufactured Housing Construction and Safety Standards Act of 1974," 88 Stat. 700, 42 U.S.C.A. 5401, 5403, and that has a permanent label or tag affixed to it, as specified in 42 U.S.C.A. 5415, certifying compliance with all applicable federal construction and safety standards.
- B. **Mobile Home** - A building unit or assembly of closed construction that is fabricated in an off-site facility, is more than thirty-five body feet in length or, when erected on site, is three hundred twenty or more square feet, is built on a permanent chassis, is transportable in one or more sections, and does not qualify as a manufactured home as defined in division (C)(4) of section 3781.06 of the Ohio Revised Code or as an industrialized unit as defined in division (C)(3) of section 3781.06 of the Ohio Revised Code.
- C. **Manufactured Home Park** - Any tract of land upon which three or more manufactured or mobile homes used for habitation are parked, either free of charge or for revenue purposes, and includes any roadway, building, structure, vehicle, or enclosure used or intended for use as a part of the facilities of the park.

27.02 Permitted Uses- The following uses and no others shall be deemed to be Manufactured Home uses:

- A. **Manufactured Home Park**, when duly licensed by the State of Ohio, Department of Commerce as set forth in Chapter 4781 of the Ohio Revised Code and in a state of compliance with all requirements of the Manufactured Homes Program of the State of Ohio, Department of Commerce as enforced by the Division of Industrial Compliance. The permitted uses within the manufactured home park will include any use specifically permitted by the Manufactured Homes Program of the State of Ohio, Department of Commerce.
 - 1. A Manufactured Home Park shall consist of at least ten (10) acres of land.
 - 2. A Manufactured Home Park shall provide adequate drainage, sanitation and potable water facilities in accordance with the rules enforced by the Division of Industrial Compliance and shall provide facilities for fire protection in accordance with standards required by the State Fire Marshall. Park operators are responsible to ensure proper access for Fire and Safety personnel and vehicles at all times.
 - 3. No portion of any building, structure, private roadway or parking area may be located within 50 feet of the line which represents the separation between land which is within the Manufactured Home Park and land which is not within the Manufactured Home Park. No portion of any building, structure, private roadway or parking area may be located within 50 feet of the right-of-way sideline of any public or dedicated road except for a limited portion of a private roadway which provides an entry point, an exit point, or both, into or away from the Manufactured Home Park, and from or to a public or dedicated road.
 - 4. An updated map of the Manufactured Home Park indicating all buildings and structures should be furnished to the Painesville Township Zoning Dept. and the Painesville Township Fire Dept. each time there is a change within the park, but must be furnished at least annually along with approval certifications from the Division of Industrial Compliance for each of the changes since the last submission.
 - a. No structure may be built, placed, installed, altered, expanded or relocated within the park unless approved by the Ohio Department of Commerce as outlined in guidelines for the Manufactured Homes Program. A copy of the Ohio Department of Commerce approval shall be furnished to the Zoning Office.
 - 5. Mobile Home Park Operators must maintain licenses obtained from the Ohio Department of Commerce and obey all rules enforced by the Division of Industrial Compliance. Any citation for infraction issued by the Division of Industrial Compliance to the Park Operator or to any resident therein, shall constitute a violation of this Resolution and shall be subject to Penalty as put forth in Section 4 of this Resolution.
- B. **Zoning Permit:** A preliminary plot plan shall be made part of the request for rezoning and a detailed engineer's drawing shall be made part of the application for a zoning permit and a condition of the permit, when issued. The zoning permit fee for each mobile home space shall be equal to the fee required for a new dwelling unit, with a minimum charge of four hundred dollars (\$400.00) for a mobile home park.

(Amended January 07, 2020 by Resolution 2020-007, effective February 06, 2020)
(Adopted March 3, 1969 by Resolution 69-34, effective April 2, 1969)